

**8/14/06 - Monday, August 14, 2006**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES  
Meeting of August 14, 2006**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Larson, Kaiser, FitzGerald, Kayser, Waedt

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski

**1. REZONING (Z-1361-06) - R-1 to R-2P, Echo Valley Drive**

**and**

**SITE PLAN (SP-0627) - Two Duplexes, Echo Valley Drive**

Jason Steen has submitted a request to rezone two parcels located along the south side of Echo Valley Drive (Lots 373 and 374) from R-1 to R-2P and to approve the site plan for 2 duplexes. Mr. Tufte noted that the Comprehensive Plan and the Oakwood Hills Land Use Plan>

Dan Breski, appeared for Jason Steen. Mr. Steen owns the adjacent duplexes. Most of the surrounding land is vacant or drainage area directly to the east. There are a couple of single-family homes on Bullis Court that are for sale.

Mr. FitzGerald spoke with concerns about this land which was zoned single-family and now may allow duplexes after developers have begun building single-family homes.

Mr. Kaiser moved to recommend approval of the rezoning and approval of the site plan with the conditions listed in the staff report. Mr. Waedt seconded and the motion carried. Mr. FitzGerald voted no.

**2. CONDITIONAL USE PERMIT (CZ-0623) - Rooming House Expansion, 902 S.**

**Barstow Street**

Gunnar Hagen has submitted a request to allow a non-accessory parking space at 818 and 820 S. Barstow Street for expansion of a rooming house at 902 S. Barstow Street. The property is an existing 4-bedroom dwelling with 4 parking stalls and it is licensed for 7 occupants. The remodeling of a room in the basement will not change the occupancy of the dwelling, but it does require an additional parking stall. Mr. Hagen owns a 22-stall parking lot across the street to the north, which has 11 stalls available.

Mr. Hagen appeared in support. He stated he owns most of the homes in the block and there is ample parking available in the lot. He does provide stickers for tenants to park in the lot but he noted other persons often park there. He recently purchased the house in July, 2006.

Curtis Goodson, 1532 Drummond Street, spoke in opposition to the request. He is the president of the Third Ward Neighborhood Association, and the steering committee voted to oppose the expanded parking request. Their position was that all required parking be placed on the property of the rooming house.

Mr. Kayser stated that this type of request may be lost after many years and new owners may not provide the extra parking across the street.

Mr. FitzGerald felt it was reasonable to assume that tenants would use the parking lot since it was only 80 feet to the dwelling, particularly in winter.

Mr. Kaiser moved to grant the request finding compliance with the standards in the Zoning Code. Mr. Waedt seconded and the motion carried. Mr. Kayser voted no.

**3. ANNEXATION (06-5A) - 4202 E. Hamilton Avenue**

The City has received a petition from Philip Blaisdell and family to annex the home at 4202 E. Hamilton Avenue. The dwelling already is connected to City water service. The owners wish to connect to City sanitary sewer. The utilities are located within E. Hamilton Avenue.

Mr. Larson moved to recommend approval. Mr. Kayser seconded and the motion carried.

**4. GENERAL SITE DEVELOPMENT PLAN (PZ-0602) - CVTC Parking Lot, University**

**Drive**

Ayres Associates has submitted the General Site Development Plan in a P-Public District for a parking lot expansion for the CVTC off University Drive, south of Murray Hall. The revised parking lot adds 26 stalls and site access has changed to align with Garfield Avenue at University Drive.

Evelyn Fernading Farr appeared in support.

Mr. Kaiser moved to recommend approval with the conditions listed in the staff report.

Mr. FitzGerald seconded and the motion carried.

### **MINUTES**

The minutes of the meeting of July 31, 2006, were approved.

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Fred Waedt

Secretary